

VILLA SERENA OWNERS ASSOC., INC.

258 Units

JANUARY 1, 2025 - DECEMBER 31, 2025 APPROVED BUDGET

| ACCT | REVENUE | 2024 ANNUAL | 2025 PROPOSED ANNUAL | 2025 PROPOSED MONTHLY | |
|--------------------------------------|---------------------------------------|-----------------------|-----------------------------|------------------------------|--------------|
| 4010 | Unit Maintenance Fees | \$1,284,840.00 | \$1,309,608.00 | \$109,134.00 | \$423.00 |
| 4020 | Unit Late Fees | \$1,700.00 | \$1,700.00 | \$0.00 | |
| | TOTAL REVENUE | \$1,286,540.00 | \$1,311,308.00 | \$109,275.67 | |
| OPERATING EXPENSES | | | | | |
| ADMINISTRATIVE EXPENSES | | | | | |
| 5010 | Office Expense | \$7,500.00 | \$8,250.00 | \$687.50 | 2.66 |
| 5015 | Bank/Coupons | \$2,278.00 | \$2,278.00 | \$189.83 | 0.74 |
| 5020 | File Storage Fees - Stevens & Stevens | \$490.00 | \$490.00 | \$40.83 | 0.16 |
| 5025 | Website Hosting | \$595.00 | \$750.00 | \$62.50 | 0.24 |
| 5600 | License / Fees / Corp Report | \$1,112.00 | \$1,112.00 | \$92.67 | 0.36 |
| 5700 | Committee / Social Events | \$400.00 | \$400.00 | \$33.33 | 0.13 |
| 5800 | Management / Bookkeeping | \$38,400.00 | \$42,240.00 | \$3,520.00 | 13.64 |
| 5810 | On Site Remb Cost | \$12,000.00 | \$13,200.00 | \$1,100.00 | 4.26 |
| 5900 | Legal / Professional Fees | \$8,000.00 | \$10,000.00 | \$833.33 | 3.23 |
| 5910 | CPA / Tax Prep Fees | \$5,425.00 | \$4,925.00 | \$410.42 | 1.59 |
| 7900 | Bad Debt | \$0.00 | \$0.00 | \$0.00 | 0 |
| | ADMINISTRATIVE EXPENSES TOTAL | \$76,200.00 | \$83,645.00 | \$6,970.42 | 27.02 |
| INSURANCE | | | | | |
| 5300 | Property / Mold Insurance | \$540,000.00 | \$490,650.00 | \$40,887.50 | 158.48 |
| BUILDING REPAIR / MAINTENANCE | | | | | |
| 5200 | External Pest Control | \$8,340.00 | \$8,580.00 | \$715.00 | 2.77 |
| 5205 | External Pest Control - Non Contract | \$0.00 | \$0.00 | \$0.00 | 0 |
| 5210 | Termite Bond | \$5,350.00 | \$5,740.00 | \$478.33 | 1.85 |
| 6100 | General Building/Grounds-Maintenance | \$14,770.00 | \$20,962.00 | \$1,746.83 | 6.77 |
| 6105 | Roof Inspection / Repairs | \$0.00 | \$0.00 | \$0.00 | 0 |
| 6125 | Handyman Services | \$5,000.00 | \$5,000.00 | \$416.67 | 1.61 |
| 6130 | Fire Sprinkler System/Repair | \$10,000.00 | \$14,096.00 | \$1,174.67 | 4.55 |
| 6140 | Fire Alarm Monitoring Contract | \$18,081.00 | \$18,081.00 | \$1,506.75 | 5.84 |
| 6150 | Fire Watch | \$2,400.00 | \$4,800.00 | \$400.00 | 1.55 |
| 6160 | Fire Sprinkler System Inspection | \$11,380.00 | \$11,380.00 | \$948.33 | 3.68 |
| | BLD REPAIR/MAINT TOTAL | \$75,321.00 | \$88,639.00 | \$7,386.58 | 28.63 |
| POOL / CABANA MAINTENANCE | | | | | |
| 6200 | Pool Cleaning / Maintenance | \$12,000.00 | \$11,700.00 | \$975.00 | 3.78 |
| 6210 | Pool Equipment / Repair | \$1,000.00 | \$1,000.00 | \$83.33 | 0.32 |
| 6220 | Pool Permit / Fire Inspection/EXT. | \$275.00 | \$275.00 | \$22.92 | 0.09 |
| 6300 | Exercise Equipment Repairs | \$2,000.00 | \$2,500.00 | \$208.33 | 0.81 |
| 6400 | Clubhouse Cleaning Contract | \$10,353.00 | \$10,353.00 | \$862.75 | 3.34 |
| 6405 | Clubhouse Cleaning Supplies | \$0.00 | \$0.00 | \$0.00 | 0 |
| 6410 | Clubhouse Repairs / Maintenance | \$2,000.00 | \$2,000.00 | \$166.67 | 0.65 |
| | POOL/CABANA MAINT. TOTAL | \$27,628.00 | \$27,828.00 | \$2,319.00 | 8.99 |
| GROUNDS REPAIR / MAINTENANCE | | | | | |
| 5400 | Landscape Maintenance Contract | \$89,622.00 | \$124,200.00 | \$10,350.00 | 40.12 |
| 5410 | Irrigation Maintenance | \$6,000.00 | \$6,000.00 | \$500.00 | 1.94 |
| 5420 | Plantings / Sod / Trees | \$30,916.00 | \$32,148.00 | \$2,679.00 | 10.38 |
| 6110 | Tree Trimming | \$14,000.00 | \$15,000.00 | \$1,250.00 | 4.84 |
| 6150 | Concrete/Gutters/Power Washing | \$13,000.00 | \$13,000.00 | \$1,083.33 | 4.2 |
| 6170 | Aquatic / Water Way Maintenance | \$3,460.00 | \$3,671.00 | \$305.92 | 1.19 |
| 6175 | Lift Station | \$2,000.00 | \$2,000.00 | \$166.67 | 0.65 |
| 6180 | Vehicle / Pedestrian Gates | \$1,500.00 | \$1,500.00 | \$125.00 | 0.48 |
| 6185 | Pet Waste Disposal | \$2,530.00 | \$3,300.00 | \$275.00 | 1.07 |
| | GROUNDS REPAIR/MAINT. TOTAL | \$163,028.00 | \$200,819.00 | \$16,734.92 | 64.86 |

| ACCT | REVENUE | 2024 ANNUAL | 2025 PROPOSED ANNUAL | 2025 PROPOSED MONTHLY | |
|------|--|-----------------------|-----------------------|-----------------------|--------------------------------|
| | UTILITIES | | | | |
| 7000 | Electric - Common Elements / Clubhouse | \$53,630.00 | \$55,100.00 | \$4,591.67 | 17.8 |
| 7003 | Water / Sewer | \$166,400.00 | \$179,400.00 | \$14,950.00 | 57.95 |
| 7004 | Telephone - Cabana / Gate / Cable | \$4,626.00 | \$1,920.00 | \$160.00 | 0.62 |
| | UTILITIES TOTAL | \$224,656.00 | \$236,420.00 | \$19,701.67 | 76.36 |
| | TOTAL OPERATING EXPENSES | \$1,106,833.00 | \$1,128,001.00 | \$94,000.08 | 364.34 |
| | | | | | |
| ACCT | RESERVES | 2024 ANNUAL | 2025 PROPOSED ANNUAL | 2025 PROPOSED MONTHLY | 2025 PROPOSED MONTHLY PER UNIT |
| 9010 | Reserves - Building Painting | \$37,646.00 | \$37,646.00 | \$3,137.17 | 12.16 |
| 9020 | Reserves - Pavement Surface | \$4,167.00 | \$4,167.00 | \$347.25 | 1.35 |
| 9030 | Reserves - Bldg Roof Replacement | \$128,212.00 | \$128,212.00 | \$10,684.33 | 41.41 |
| 9040 | Reserves - Pool / Cabana | \$126.00 | \$126.00 | \$10.50 | 0.04 |
| 9045 | Reserves - Lift Station | \$0.00 | \$3,600.00 | \$300.00 | 1.16 |
| 9050 | Reserves - Rec Equipment | \$0.00 | \$0.00 | \$0.00 | 0 |
| 9055 | Reserves - Fire Safety System | \$4,328.00 | \$4,328.00 | \$360.67 | 1.4 |
| 9060 | Reserves - Perimeter Wall | \$3,921.00 | \$3,921.00 | \$326.75 | 1.27 |
| 9065 | Reserves - Entrance Pavers | \$0.00 | \$0.00 | \$0.00 | 0 |
| 9070 | Reserves - Entry Gate | \$1,307.00 | \$1,307.00 | \$108.92 | 0.42 |
| 9075 | Reserves - Gutters | \$0.00 | \$0.00 | \$0.00 | 0 |
| | TOTAL RESERVES | \$179,707.00 | \$183,307.00 | \$15,275.58 | 59.21 |
| | | | | | |
| | TOTAL EXPENSES | \$1,286,540.00 | \$1,311,308.00 | \$109,275.67 | 423.55 |

Cross Check

Monthly Assessment

\$415.00

\$423.00

**RESERVE ANALYSIS
VILLA SERENA OWNERS ASSN., INC.
JANUARY 1, 2025 - DECEMBER 31, 2025**

| RESERVES | Current Replacement Cost | Current Reserves 1/1/2025 | Expected Life Yrs. | Remaining Life Yrs | Unreserved Amounts | 2025 Fully Funded Annual Reserves | 2025 Actual Budgeted Amount |
|--------------------------------------|---------------------------------|----------------------------------|---------------------------|---------------------------|---------------------------|--|------------------------------------|
| Reserves - Building Painting | \$387,000 | \$274,063 | 10 | 3 | \$112,937 | \$37,646 | \$37,646 |
| Reserves - Pavement Surface | \$30,681 | \$12,190 | 6 | 5 | \$18,491 | \$3,698 | \$4,167 |
| Reserves - Bldg Roof Replacement | \$2,048,340 | \$0 | 1 | 20 | \$2,048,340 | \$102,417 | \$128,212 |
| Reserves - Pool / Cabana | \$45,000 | \$33,979 | 30 | 19 | \$11,022 | \$580 | \$126 |
| Reserves - Lift Station | \$7,200 | (\$259) | 2 | 2 | \$7,459 | \$3,730 | \$126 |
| Reserves - Rec Equipment | \$20,000 | \$19,387 | 20 | 15 | \$0 | \$0 | \$0 |
| Reserves - Fire Safety System | \$84,000 | \$19,387 | 15 | 14 | \$64,613 | \$4,615 | \$4,328 |
| Reserves - Perimeter Wall | \$94,105 | 0 | 25 | 24 | \$94,105 | \$3,921 | \$3,921 |
| Reserves - Entrance Pavers | \$65,000 | \$61,025 | 18 | 11 | \$0 | \$0 | \$0 |
| Reserves - Entry Gate | \$50,590 | \$38,827 | 18 | 9 | \$11,763 | \$1,307 | \$1,307 |
| Reserves - Gutters | \$2,426 | \$2,426 | 20 | 10 | \$0 | \$0 | \$0 |
| Reserves - Maintenance / Unallocated | \$0 | \$0 | | | \$0 | \$0 | \$0 |
| <u>TOTALS</u> | <u>\$2,834,342</u> | <u>\$461,024</u> | | | <u>\$2,368,730</u> | <u>\$157,914</u> | <u>\$179,833</u> |